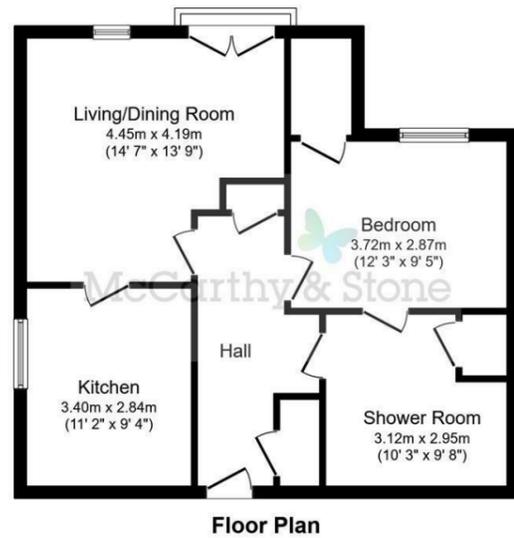


10 Orchard Gate

Banbury Road, Stratford-Upon-Avon, CV37 7HT



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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £215,000 Leasehold**

A luxury one bedroom second floor retirement apartment for over 55's. A bright and spacious living room with french doors opening to a JULIETTE BALCONY

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**Call us on 0345 556 4104 to find out more.**

# Orchard Gate, Banbury Road, Stratford-upon-Avon, CV37 7HT

## Apartment

McCarthy & Stone Resales are delighted to offer this luxury one bedroom retirement apartment at our prestigious Orchard Gate development. The property boasts under-floor heating throughout. A fully fitted kitchen with earth stone worktops, large lounge with french door to Juliette balcony, double bedroom with walk in wardrobe and door off to Jack and Gill style en-suite. MUST BE VIEWED TO APPRECIATE.

## Orchard Gate

Our sumptuous gated development on the outskirts of the famous historical town of Stratford-upon-Avon combines luxurious living with unrivalled English heritage. Thoughtfully designed and constructed in keeping with the local architecture, McCarthy & Stone Orchard Gate development is an exclusive collection of just 21 unique one and two bedroom apartments.

With views over the surrounding English countryside. With every detail designed to the highest standard, this apartment in this charmingly exquisite setting is sure to be in high demand.

The gated development will feature stunning landscaped gardens and an impressive courtyard, as well as ample parking for residents and guests. Our hi-tech safety and security features guarantee peace of mind for residents, so whether they call Stratford-upon-Avon home throughout the year or make it

their second home, there's no need to worry about security, upkeep, or maintenance.

Stratford-upon-Avon is the birthplace of England's most famous playwright, attracting visitors from across the country and around the world throughout the year. The benefits of living in The Bard's home town include the huge variety of cultural and historic attractions on your doorstep, but also the amazing array of restaurants, bars, shops and events that cater to tourists and locals alike. If there's one thing we can guarantee, it's that retirement will be far from dull.

## Entrance Hallway

Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, bedroom, shower room and two cloakrooms.

## Living Room

Oak effect part glazed panel door leads to a very good sized lounge with french doors opening to a Juliette balcony. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

## Kitchen

Fitted kitchen with a range of white high gloss wall and base units with Earth Stone style work surfaces. Double window to the side with

# 1 bed | £215,000

pleasant outlook. Integrated Neff appliances throughout including oven and microwave above. Four ringed hob with extractor hood above. Double sink unit with separate drainer and mixer tap. Tiled floor.

## Bedroom

A large bedroom with a walk in wardrobe with lots of storage space. Double window, Central ceiling light.. TV point. Telephone point.

## Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your concierge, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Concierge.

Service charge: £3,287.08 per annum (for financial year end 30/06/2026).

## Ground rent

Ground rent £9.43 per week  
Ground rent review date: 1st June 2032  
Lease term is 999 years from 1st June 2017

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

